

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JUNE 2, 2010
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk () will include consideration of the appropriate environmental document.*

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Chris Larson

- ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**
- ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4: ***DAKOTA RESIDENCES - PROJECT NO. 189626**
City Council District: 6; Plan Area: Clairemont Mesa

STAFF: John Fisher

Site Development Permits, each on separate yet adjacent sites. A Site Development Permit to demolish a single family structure and construct a 4,144 square foot single family residence with a 2,097 square foot garage and a 693 square foot companion unit on a 0.97 acre site is proposed at 4210 Dakota Drive. The second Site Development Permit to construct a 5,434 square foot single family residence with 1,284 square foot garage on the adjacent vacant 5.07 acre site is proposed at 4212 Dakota Drive. Both sites are within the Clairemont Mesa Community Plan area within Council District 6. Mitigated Negative Declaration No. 189626 Report No. HO-10-050

RECOMMENDATION:

Approve

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ITEM-5: **SPRINT CLEARWIRE MESA VERDE MS - PROJECT NO. 197240**
City Council District: 1; Plan Area: Torrey Highlands

STAFF: Jeffrey A. Peterson

Conditional Use Permit to allow for joint modifications between Clearwire and Sprint Nextel to an existing Wireless Communication Facility, which includes the replacement of eight (8) panel antennas of the existing ten (10) panel antennas, and the installation of one (1) panel antenna and one (1) directional antenna (or commonly known as a microwave dish) behind one of the new triangular FRP boxes (four proposed) located on the exposed gymnasium trusses. The new equipment will be located within the existing equipment building, which will include the installation of one (1) GPS antenna. The project site is located at 8375 Entreken Way, on the south side of Entreken Way and east of Camino Del Sur, located on the Poway Unified School District's Mesa Verde Middle School property. The site is located in the AR-1-1 Zone within the Torrey Highlands Subarea Plan Area, and the Airport Environs Overlay Zone (AEOZ) for the Airport Influence Area (AIA)-Review Area 2 and the Overflight Zones for the Marine Corps Air Station (MCAS) Miramar. Exempt from Environmental. Report No. HO-10-048

RECOMMENDATION:

Approve

ITEM-6: ***PRIOR RESIDENCE - PROJECT NO. 188609**
City Council District: 2; Plan Area: Uptown

STAFF: Michelle Sokolowski

Site Development Permit for Environmentally Sensitive Lands for a remodel and construction of an approximately 1,737-square-foot addition to an existing single-family residence and garage on a 0.92-acre site located at 4340 Altamirano Way in the RS-1-7 and RS-1-2 Zones and the FAA Part 77 notification area, within the Uptown Community Plan Area. Mitigated Negative Declaration No. 188609 Report No. HO-10-052

RECOMMENDATION:

Approve

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ITEM-7: **4232 VENUS MAP WAIVER - PROJECT NO. 167915**
City Council District: 2; Plan Area: Peninsula

STAFF: Michelle Sokolowski

Map Waiver to waive the requirements of a Tentative Map, including a request to waive the requirement to underground the existing overhead utilities, to convert 4 existing residential units to condominiums on a 0.14-acre site at 4232-38 Venus Street in the RM-3-7 Zone, the State Coastal Overlay Zone, the Coastal Height Limit Overlay Zone, the Airport Influence Area, the FAA Part 77 Notification Area, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the Peninsula Community Plan. Exempt from Environmental. Report No. HO-10-053

RECOMMENDATION:

Approve

ITEM-8: **PB QWIK - PROJECT NO. 197358**
City Council District: 2; Plan Area: Pacific Beach

STAFF: Patrick Hooper

Conditional Use Permit for the sale of alcohol (type 21 license) within an existing commercial space located at 1059 Garnet Avenue in the CC-4-2 Zone within the Pacific Beach Community Plan Area. Exempt from Environmental. Report No. HO-10-054

RECOMMENDATION:

Approve

ITEM-9: **1409 & 1415 OCEAN FRONT - PROJECT NO. 92696**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Patrick Hooper

Coastal Development and Site Development Permit to repair and replace an existing seawall at 1409 and 1415 Ocean Front Street in the RM-2-4 Zone within the Ocean Beach Precise Plan Area. Exempt from Environmental. Report No. HO-10-057

RECOMMENDATION:

Approve

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ITEM-10: **5830 OBERLIN MAP WAIVER - PROJECT NO. 203756**

City Council District: 5; Plan Area: Mira Mesa

STAFF: Glenn Gargas

Planned Development Permit and Map Waiver to create 15 industrial condominium units from an existing three story light industrial office building totaling approximately 21,642 gross square feet of floor area on a 45,863 square foot property. The project site is located at 5830 Oberlin Drive, in the IL-2-1 Zone, Airport Influence Area Overlay Zone, FAA Part 77 Overlay Zone and within the Mira Mesa Community Plan Area. Exempt from Environmental. Report No. HO-10-055

RECOMMENDATION:

Approve

ITEM-11: **SEVENTH AND MARKET SURFACE PARKING LOT
PROJECT NO. 2010-03**

City Council District: 2; Plan Area: Downtown Community Plan

STAFF: Lucy Contreras

Conditional Use Permit to construct a 150-stall surface parking lot on a 55, 000 square-foot lot on the block bounded by Market Street, Seventh, Eighth and Island Avenues in the East Village District of the Downtown Community Plan Area. Exempt from Environmental. Report No. HO-10-058

RECOMMENDATION:

Approve